



## MEMORANDUM

TO: Mayor and Council

FROM: Gregory I. Guernsey, Director, Planning and Zoning Department *AG*

DATE: August 8, 2016

SUBJECT: SMART Housing Fee Waivers for the Grove Planned Unit Development

The applicant for the Grove on Shoal Creek Planned Unit Development is proposing affordable housing as one of the items contributing to superiority for the project. The level of affordability is such that the project would qualify for SMART Housing and the fee waivers associated with it. Listed below are fee waiver estimates from Austin Water and the Development Services Department. These estimates are based upon the land use assumptions in the applicant's traffic impact study. The Planning and Zoning Department does not anticipate any fee waivers as the zoning of the property would be finished if the PUD is approved.

If you have any questions please call Jerry Rusthoven at 974-3207.

Cc Marc A. Ott, City Manager  
Sue Edwards, Assistant City Manager  
Burt Lumbreras, Assistant City Manager  
Rebecca Giello, Assistant Director, NHCD

### **S.M.A.R.T. Housing™ Fees Eligible for Waiver**

On April 20, 2000 the Austin City Council adopted Ordinance No. 000420-77<sup>1</sup> creating the **S.M.A.R.T. Housing™ Policy** and authorizing the administrative authority to waive fees for **S.M.A.R.T. Housing™** developments. Fees listed in the ordinance are:

<b>City Department</b>	<b>Fee Types</b>
<b>Austin Water Utility</b>	Capital Recovery (Impact) Fee
<b>Parks and Recreation</b>	Parkland Dedication Fee <sup>2</sup>
<b>Development Services</b>	Construction Inspection Fee
	Development Assessment Fee
	Traffic Impact Analysis Fee
	Traffic Impact Analysis Revision Fee
<b>Subdivision Fees</b>	Preliminary Subdivision Fee
	Final Subdivision Fee
	Final Without Preliminary Subdivision Fee
	Miscellaneous Subdivision Fee
<b>Site Plan Fees</b>	Consolidated Site Plan Fee
	Miscellaneous Site Plan Fee
	Site Plan Revision Fee
	Site Plan – Construction Element Fee
<b>Building Plan Review, Permit, and Inspection Fees</b>	Building Review Plan Fee
	Building Permit Fee
	Electric Permit Fee
	Mechanical Permit Fee
	Plumbing Permit Fee
	Concrete Permit Fee
	Demolition Permit Fee
	Electric Service Inspection Fee
	Move House Onto Lot /
	Move House Onto Right-of-Way Fee
<b>Planning and Zoning</b>	
<b>Zoning Fees</b>	Regular Zoning Fee
	Interim to Permanent Zoning Fee
	Miscellaneous Zoning Fee
	Zoning Verification Letter Fee
	Board of Adjustment Fee
	Managed Growth Agreement Fee

<sup>1</sup> Amended November 29, 2007, Ordinance 20071129-100.

<sup>2</sup> Parkland Dedication Fees are waived for reasonably priced units only. Waiver established by separate ordinance.

Development Services Department  
The Grove  
August 2, 2016

Subdivision Application	Subdivision Inspection	Site Plan Application	Commercial Plan Review (Apts & Con Care)	Commercial Building Permits (Apts & Con Care)	Residential Plan Review (SF Homes)	Residential Plan Review (Condos)	Residential Building Permits (SF and Condos)	Estimated Total
75.74	75.74	75.74	1,200	1,200	110	425	535	
\$ 183.80	\$ 1,173.28	\$ 293.84	\$ 1,235.00	\$ 1,023.36	\$ 355.68	\$ 114.40	\$ 705.12	
\$ 13,921	\$ 88,864	\$ 22,255	\$ 1,482,000	\$ 1,228,032	\$ 39,125	\$ 48,620	\$ 377,239	\$ 3,300,057

Amounts calculated above are based on the following assumptions:

1. There are three site plans and two development permits for roadway improvements.
2. There is only one review cycle for the residential and commercial applications.
3. The average size single family home is 2,500 square feet.
4. The average size apartment is 1,200 square feet.
5. Residential Plan Review for Condos assumes 4 units/building.
6. All listed fees include a 4% Development Services Surcharge fee.
7. Calculations do not consider future fee increases.

## FISCAL NOTE

### DATE OF COUNCIL CONSIDERATION:

### CONTACT DEPARTMENT(S):

Austin Water/ Neighborhood Housing

### SUBJECT:

C814-2015-0074 - The Grove at Shoal Creek PUD - District 10 - Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by zoning property locally known as 4205 Bull Creek Road (Shoal Creek Watershed) from unzoned (UNZ) district zoning to planned unit development (PUD) district zoning. Staff Recommendation: To grant planned unit development (PUD) district zoning. Zoning and Platting Commission Recommendation: To grant planned unit development (PUD) district zoning. Owner/Applicant: ARG Bull Creek, Ltd. (Garrett Martin). Agent: Thrower Design (A. Ron Thrower). City Staff: Sherri Sirwaitis, 512-974-3057.

### ANALYSIS / ADDITIONAL INFORMATION:

The fiscal information outlined below is the result of the proposed The Grove development Traffic Impact Analysis memorandum dated July 11, 2016. This fiscal note is subject to change based on Council direction during future readings.

### AUSTIN WATER UTILITY

#### Assumptions:

#### - Fiscal Note assumes development units as outlined in The Grove Traffic Impact Analysis memorandum.

Developer assumptions on residential units receiving 100% S.M.A.R.T. housing capital recovery fee waivers:

110 single family lots (5/8" meters) totaling 110 service units

425 residential condo units totaling 298 service units

600 apartment units totaling 300 service units

Developer assumptions on office, retail, and rest home paying full capital recovery fees:

Unknown meter sizes totaling 224 service units of capital recovery fees

- Capital Recovery Fees assume current approved rates of \$5,400 for water and \$2,200 for wastewater
- Rate and bill impacts assume The Grove units to be added over a 20-year buildout estimate
- Current average residential customer water and wastewater monthly bill is \$80.24 based on 5,800 gals. water and 4,000 gals. wastewater

#### Capital Recovery Fee Waivers for S.M.A.R.T. Housing:

- Austin Water would waive an estimated \$5,380,800 in capital recovery fees for the 100% waivers for single family lots and residential condo units
- Over a 20-year buildout schedule, an average of \$269,040 capital recovery fees would be waived each year

#### Capital Recovery Fee Collections for Non-Residential units:

- Austin Water would collect an estimated \$1,702,400 in capital recovery fees for the non-residential meters for office, retail, and rest home properties

#### Service Revenues:

- Austin Water would receive an estimated average annual water and wastewater service revenue of \$445,194 over the 20-year buildout estimate. Revenue in earlier years would be below the annual average, while revenue in later years would be more than the annual average.

#### Rate and Bill Impacts of Capital Recovery Fee Waivers for Pilot Knob

- Rate increases associated with The Grove capital recovery fee waivers would likely be spread out over the first 5-7 years of development when units built per year would grow to an average of 47 per year
- Total water and wastewater rate impact would be 0.05% increase
- Total water and wastewater bill impact would be \$0.10 per month or \$1.20 annually per customer
- First year rate impact in 2017 would be minimal, then building to total impact